

Stonewall Structural Engineering, PLLC
Raleigh Office
9203 Baileywick Rd. #200
Raleigh, NC 27615
(919) 407-8663



Bert Woodall
208 Graduate Ct.
Durham, NC 27713

Re: Structural Observation — 1215 Anne Street, Henderson, NC 27536

Mr. Woodall,

At your request, on June 24, 2026 we performed a visual structural observation of reported damaged floor framing at the Henderson residence noted above. The structure is a conventionally framed, detached, single family residence with raised first-floor framing over a pier/girder foundation system with a partial foundation wall and partial pier/curtain wall foundation (*see picture 1*).

Our observations are listed below. Indicators such as "left," "right," "front," and "back" are referenced as viewing the front of the home.

DAMAGED FLOOR FRAMING

- The following floor framing members were noted during our site visit to be deteriorated or damaged enough to warrant structural reinforcement or replacement (*see pictures 2-5 for examples*).
 - In the front joist bay of the left portion of the home, the 12th-21st joists from the left as well as the 23rd joist from the left.
 - In the back joist bay of the left portion of the home, the 14th-16th, 18th, 22nd, and 27th joists from the left.
 - Along the front of the home, the 4th and 5th rim beam spans from the left.
 - Ledgers along the central girder in the left portion of the home.
- The bottom of the 4th and 5th girder spans from the left of the home were noted to be minorly deteriorated (*see picture 6 for example*).
 - Measurement by laser level indicated the girders were sagging within code allowable limits.

Upon completion of our analysis, we have concluded the following:

- The deteriorated floor framing has likely been the result of prolonged exposure to moisture in the crawlspace.

We recommend the following work be performed by a qualified general contractor:

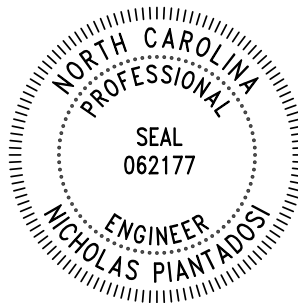
- 1) Reinforce each of the deteriorated joists noted above with an additional full depth ply of 2x #2 Southern Yellow Pine (SYP), fastened to the side of the deteriorated joists using (3)10d common nails at each end and at 12" on center staggered top and bottom along the lengths of the joists. Sistered material should span continuously between end supports.

- 2) Remove the above-noted deteriorated sections of perimeter rim beams and replace them with full depth built-up (4)2x10 treated #2 SYP material. Reattach joists to the face of the new members using Simpson face hangers. Replacement rim beams should only be spliced over the centers of pilasters.
- 3) Remove any deteriorated ledger strips and fasten joists directly to the sides of the girders using Simpson face hangers.

The above-listed determinations were made in accordance with common engineering principles and the intent of the 2018 edition of the *North Carolina Residential Building Code*. Construction sequencing and means and methods of construction are considered to be beyond the scope of this report. A qualified contractor is to provide adequate temporary shoring prior to cutting or removing any structural load-bearing elements. All work is to conform to applicable provisions of current building standards. Please feel free to contact us should you have any questions or concerns regarding this matter.

Sincerely,

Nicholas Piantadosi, PE
Project Engineer
Stonewall Structural Engineering, PLLC
Firm License No. P-0951



PICTURE ADDENDUM



Picture 1 – 1215 Anne Street, Henderson, NC 27536



Picture 2 – Deteriorated joist



Picture 3 –Deteriorated joist



Picture 4 – Deteriorated rim beam



Picture 5 – Cracked joist



Picture 6 – Minor deteriorated girder